



123 HALE ROAD | HALE

£775,000

A replanned and refurbished Victorian terraced house with generous living space over four floors. Retaining the original character alongside modern enhancements. The superbly presented accommodation briefly comprises covered porch, wide entrance hall, sitting room, family room with French windows to the rear courtyard, open plan living/dining kitchen with bi-folding windows to the landscaped rear gardens. Lower ground floor including an en suite shower room to the main chamber, separate WC and utility. First floor primary bedroom with en suite shower room/WC, additional en suite bedroom, further double bedroom and luxurious family bathroom/WC. Two second floor double bedrooms. Gas fired central heating and PVCu double glazing. Driveway providing off road parking and low maintenance gardens.

POSTCODE: WA15 9HQ

## DESCRIPTION

This attractive family house has recently been re-planned and refurbished to create generous living space with the benefit of quality fittings and needs to be seen to be appreciated. Constructed during the Victorian era to a traditional design in brick beneath a pitched slate roof with double height bay windows and a partially rendered gable, this substantial terraced property is arranged over four floors and occupies an ideal location approximately ½ a mile distance from the village of Hale with its range of interesting shops, restaurants and wine bars and railway station providing a commuter service into Manchester.

The accommodation retains much of the original character and charm with period features such as tall ceilings and decorative ceiling mouldings complemented by oak flooring seamlessly integrated into the staircases, beautifully appointed contemporary bathrooms and tasteful decor. Approached beyond a timber framed porch and sympathetically designed composite front door, the wide entrance hall leads onto a superbly proportioned sitting room which is ideal for formal entertaining. Toward the rear an open plan living/dining kitchen features a stunning curved wood burning stove alongside bi-folding windows which open onto the private landscaped gardens. In addition, there is a family room with cast iron fireplace and French windows also providing access to the rear courtyard.

To the lower ground floor and although not to current building regulations, there is a large main chamber with en suite shower room and separate WC. This level also benefits from a useful utility area.

At first level the impressive primary suite comprises generous double bedroom with sumptuous shower room/WC. There is a further bedroom currently used as a home office with well appointed en suite shower room/WC, additional double bedroom and luxurious family bathroom complete with freestanding bath and walk-in shower. There are also two spacious double bedrooms positioned on the second floor.

Gas fired central heating has been installed together with PVCu double glazing.

Externally to the front there is off road parking within the paved driveway whilst to the rear a private courtyard garden is arranged for ease of maintenance with gated access to Oak Road.

In conclusion, a fine individual property refurbished to a high standard and offering excellent living space within a highly favoured location.

## ACCOMMODATION

### GROUND FLOOR

#### COVERED PORCH

Opaque double glazed/panelled woodgrain effect composite front door with matching transom light above. Quarry tiled floor. Exterior wall light point.

#### ENTRANCE HALL

Oak flooring. Oak staircase to the first floor. Concealed staircase to the lower ground floor. Cornice. Vertical radiator.

#### SITTING ROOM

17'2" x 12' (5.23m x 3.66m)

Currently used as a bedroom with PVCu double glazed bay window to the front. Oak flooring. Cornice. Two vertical radiators.

#### FAMILY ROOM

13'11" x 10'8" (4.24m x 3.25m)

PVCu double glazed French windows to the rear. Cast iron fireplace. Oak flooring. Cornice. Vertical radiator.

#### LIVING/DINING KITCHEN

32'4" x 11'4" (9.86m x 3.45m)

With the continuation of the oak flooring and planned to incorporate:

#### DINING KITCHEN

Fitted with a range of matching wall and base units beneath polished granite work-surfaces/up-stands and semi recessed twin bowl ceramic sink with mixer tap. Recess for a range cooker and space for an American style fridge freezer. Integrated dishwasher. Ample space for a dining suite. Provision for a wall mounted flatscreen television. PVCu double glazed window to the side. Recessed LED lighting. Vertical radiator. Spindle balustrade and steps down to:

#### LIVING AREA

Curved wood burning stove set upon a stone hearth. Aluminium double glazed bi-folding windows to the rear gardens. Aluminium double glazed window to the side. Recessed LED lighting. Vertical radiator.

### LOWER GROUND FLOOR

#### HALLWAY

Tiled floor. Recessed LED lighting.

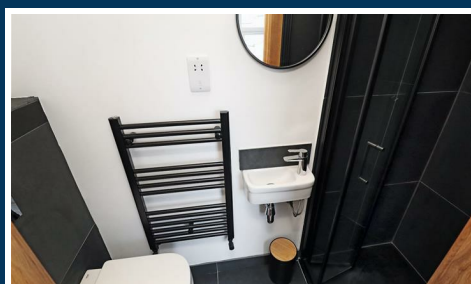
#### MAIN CHAMBER

16'11" x 12' (5.16m x 3.66m)

PVCu double glazed window to the front. Tiled floor. Recessed LED lighting. Radiator.

#### SHOWER ROOM

Wide panelled shower enclosure with thermostatic shower. White/chrome pedestal wash basin. Tiled walls and floor. Recessed low voltage lighting. Chrome heated towel rail.



## WC

Fully tiled with a white/chrome pedestal wash basin and low-level WC. Recessed LED lighting.

## UTILITY AREA

9'10" x 5'10" (3.00m x 1.78m)

Recess for an automatic washing machine. Wall mounted gas central heating boiler. Tiled floor.

## FIRST FLOOR

### LANDING

Oak staircase to the second floor. Oak flooring. Recessed LED lighting.

### BEDROOM ONE

17'2" x 17'2" (5.23m x 5.23m)

PVCu double glazed bay window to the front. Oak flooring. Cornice. Vertical radiator.

### EN SUITE SHOWER ROOM/WC

7'3" x 4'7" (2.21m x 1.40m)

White/chrome wall mounted wash basin with mixer tap and cantilevered WC with concealed cistern set within tiled surrounds. Walk-in tiled shower beyond a glass screen with thermostatic rain shower. Tiled floor. Recessed LED lighting. Extractor fan. Vertical radiator.

### BEDROOM TWO

13'11" x 10'8" (4.24m x 3.25m)

PVCu double glazed window to the rear. Oak flooring. Cornice. Vertical radiator.

### FAMILY BATHROOM/WC

10' x 8'1" (3.05m x 2.46m)

Fitted with a white/chrome suite comprising oval bath with wall mounted mixer tap, wall mounted wash basin with mixer tap and cantilevered WC with concealed cistern set within tiled surrounds. Walk-in tiled shower beyond a glass screen with thermostatic rain shower. Two opaque PVCu double glazed windows to the side. Tiled floor. Recessed LED lighting. Shaver point. Vertical radiator.

### BEDROOM THREE

11'4" x 9'9" (3.45m x 2.97m)

Currently used as a home office with PVCu double glazed window to the rear. Oak flooring. Cornice. Vertical radiator.

### EN SUITE SHOWER ROOM/WC

7'5" x 2'6" (2.26m x 0.76m)

White/chrome wall mounted wash basin with mixer tap and cantilevered WC with concealed cistern set within tiled surrounds. Tiled enclosure with thermostatic rain shower. Tiled floor. Recessed LED lighting. Shaver point. Heated towel rail.

## SECOND FLOOR

### LANDING

Oak flooring. Double glazed velux window.

### BEDROOM FOUR

17'3" x 14'7" (5.26m x 4.45m)

PVCu double glazed window to the front. Oak flooring. Vertical radiator. Radiator.

### BEDROOM FIVE

13'11" x 10'8" (4.24m x 3.25m)

Double glazed velux window to the rear. Oak flooring. Radiator.

## OUTSIDE

Externally to the front there is off road parking within the paved driveway whilst to the rear a private courtyard garden is designed for ease of maintenance.

## SERVICES

All mains services are connected.

## POSSESSION

Vacant possession upon completion.

## TENURE

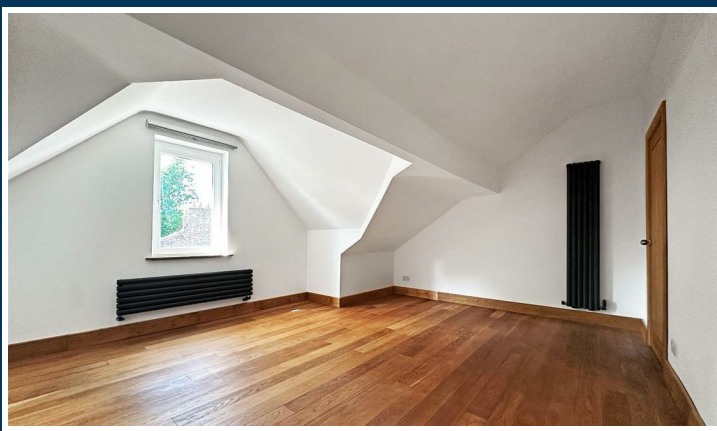
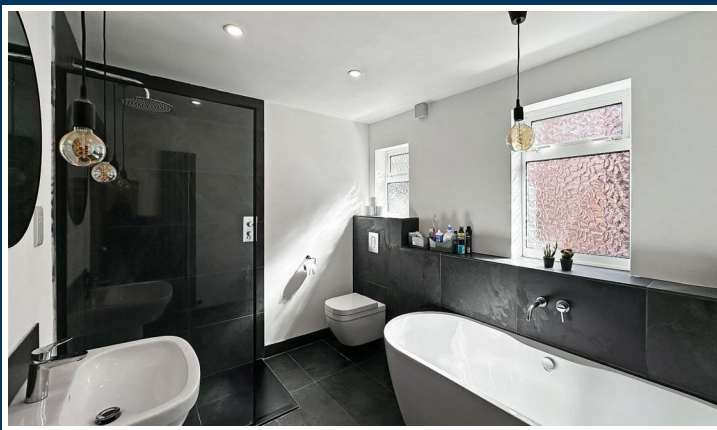
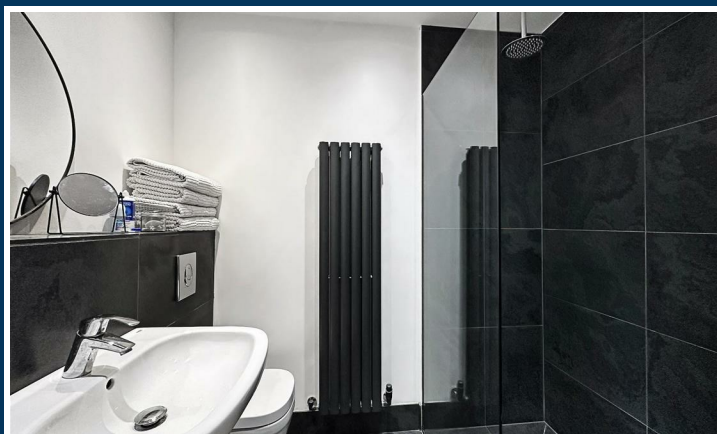
We are informed the property is Freehold. This should be verified by your Solicitor.

## COUNCIL TAX

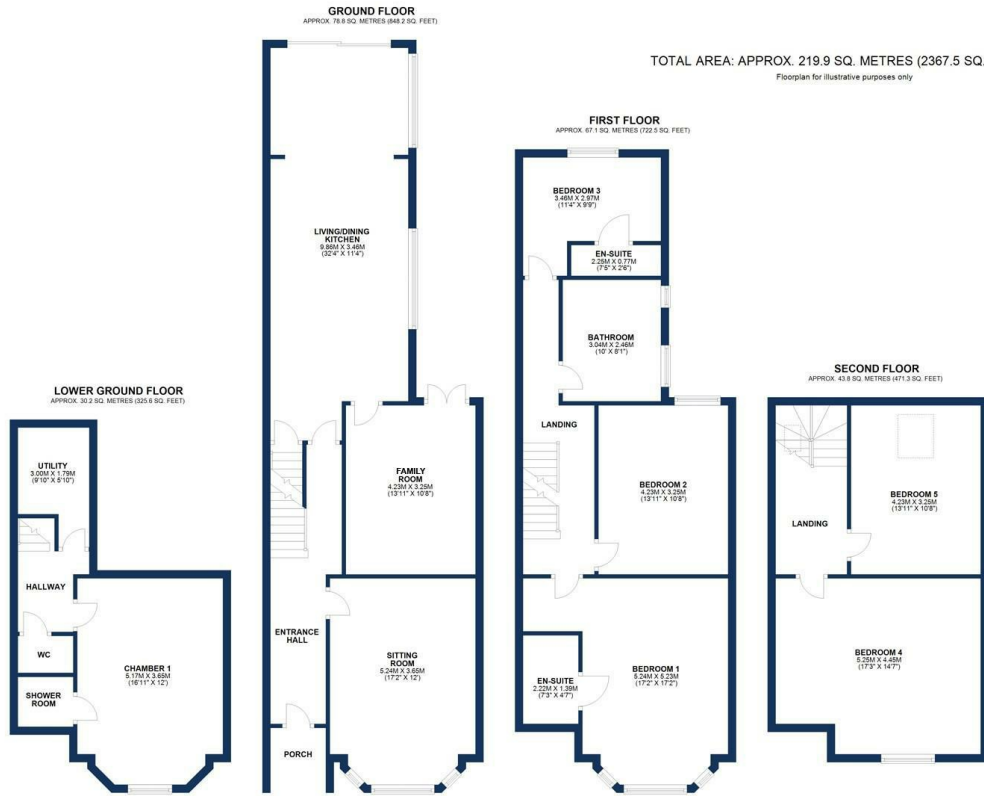
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## NOTE

No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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